

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JANUARY 26, 2006**

UNAPPROVED
FEBRUARY 21, 2006

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Janet R. Hall, Mason District
Nancy Hopkins, Dranesville District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

FS-V05-40 - OMNIPOINT COMMUNICATIONS CAP OPERATIONS LLC,
8268T Burning Forest Court

Commissioner Byers MOVED THAT THE PLANNING COMMISSION FIND THAT FS-V05-40 IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO THE SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioners Lawrence and Lusk seconded the motion which carried unanimously with Commissioners Hall and Hopkins absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ/FDP 2005-LE-017, CHRISTOPHER MANAGEMENT, INC., TO A DATE CERTAIN OF FEBRUARY 22, 2006.

Commissioners Byers and Lawrence seconded the motion which carried unanimously with Commissioners Hall and Hopkins absent from the meeting.

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Commissioner Lusk announced his intent to defer the public hearing on SE 2005-LE-026, Premier RE Fund 1 LLC, from Wednesday, February 1, 2006 to Wednesday, February 22, 2006.

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Commissioner Lawrence MOVED THAT THE PUBLIC HEARING ON SE 2005-PR-009, SUNRISE ASSISTED LIVING PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF MARCH 23, 2006.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Hall and Hopkins absent from the meeting.

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PCA 84-L-020-20 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC.

FDPA 84-L-020-02-11 - APPLE FEDERAL CREDIT UNION & KOHL'S DEPARTMENT STORES, INC.

(Decision Only - Public hearing held on January 25, 2006)

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 84-L-020-20, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 84-L-020-02-11, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 26, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT TO THE EAST.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A VARIANCE IN ACCORDANCE WITH PARAGRAPH 8 OF SECTION 16-401 TO PERMIT A RETAINING WALL LOCATED IN THE FRONT YARD TO BE A HEIGHT GREATER THAN 4 FEET AND A MAXIMUM OF 10 FEET.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

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ZONING ORDINANCE AMENDMENT (AFFORDABLE DWELLING UNIT ORDINANCE)
(Decision Only - Public hearing held on January 18, 2006)

Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION FORWARD THE PROPOSED ZONING ORDINANCE AMENDMENT ON AFFORDABLE DWELLING UNITS PROGRAM, AS ADVERTISED AND SET FORTH IN THE STAFF REPORT DATED DECEMBER 5, 2005, WITH THE FOLLOWING ADDITIONAL CHANGE TO AMEND THE INTRODUCTION TO PARAGRAPH 1 OF SECTION 2-812, "COVENANT PRICE AND FINANCING CONTROL OF AFFORDABLE DWELLING UNITS" TO READ AS FOLLOWS: "1) EXCEPT AS QUALIFIED BY THIS SECTION, SUBSEQUENT PRICE CONTROL OF AFFORDABLE DWELLING UNITS SHALL BE AS FOLLOWS..."

Commissioners de la Fe and Lusk seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

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Commissioner Alcorn, in the absence of Commissioner Hall, noted that the Policy and Procedures Committee would meet on Wednesday, February 1, 2006, at 7:30 p.m., in the Board Conference Room to discuss the proposed Residential Parking Ordinance.

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Chairman Murphy reminded Commissioners to return their 2006 Preference Form for Planning Commission Committees this evening.

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SE 2005-SU-007 - KOREAN CENTRAL PRESBYTERIAN CHURCH TRUSTEES
(Decision Only - Public hearing held on January 12, 2006)

Commissioner Koch MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-SU-007, SUBJECT TO THE DEVELOPMENT

CONDITIONS CONSISTENT WITH THOSE DATED JANUARY 25, 2006, WITH THE FOLLOWING CHANGES:

MODIFY CONDITION NUMBER 5 TO LIMIT THE MAXIMUM NUMBER OF SEATS IN THE MAIN WORSHIP AREA TO 1,700 AND THE MAXIMUM NUMBER OF SEATS IN THE CHAPEL TO 400;

MODIFY THE FIRST SENTENCE OF CONDITION 41 TO READ "PARKING SHALL BE PROVIDED AS SHOWN ON THE SE PLAT, EXCEPT THAT THE MAXIMUM OF 825 PAVED PARKING SPACES SHALL BE CONSTRUCTED; AND

DELETE CONDITION NUMBER 40.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 6-2-2 with Commissioners Hart and Wilson voting no; Commissioners Alcorn and Harsel abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING ON ALL SIDES TO ALLOW EXISTING VEGETATION TO BE UTILIZED.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 6-2-2 with Commissioners Hart and Wilson voting no; Commissioners Alcorn and Harsel abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ON ALL SIDES EXCEPT FOR AROUND UNCONSOLIDATED PARCEL 17 AND THE NORTH PORTION OF THE WESTERN BOUNDARY AS SHOWN ON THE SE PLAT.

Commissioner Byers seconded the motion which carried by a vote of 7-2-1 with Commissioners Hart and Wilson voting no; Commissioner Alcorn abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF CONSTRUCTION ONLY OF THE SERVICE DRIVE ALONG ROUTE 29.

Commissioners Byers and Lusk seconded the motion which carried by a vote of 6-2-2 with Commissioners Hart and Wilson voting no; Commissioners Alcorn and Harsel abstaining; Commissioners Hall and Hopkins absent from the meeting.

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PUBLIC FACILITIES MANUAL & ZONING ORDINANCE AMENDMENTS (NATURAL DRAINAGE DIVIDES, ADEQUATE OUTFALL, AND NOTIFICATION REQUIREMENTS)
(Decision Only - Public hearing held on December 8, 2005 and January 19, 2006)

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE AMENDMENTS TO THE PUBLIC FACILITIES MANUAL FOR STORMWATER OUTFALL REQUIREMENTS, AS STATED IN THE STAFF REPORT DATED NOVEMBER 21, 2005, INCLUDING THE PLATES ATTACHED THERETO, BUT WITH THE REVISIONS SHOWN IN BOLD FOR ADDITIONS AND DOUBLE STRIKEOUT FOR DELETIONS, CONTAINED IN PC ATTACHMENT I DATED JANUARY 26, 2006, AND DESIGNATED "COMMISSIONER WILSON REVISION 01/26/06" HANDED OUT TONIGHT.

Commissioner Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE AMENDMENT TO THE PUBLIC FACILITIES MANUAL REGARDING NATURAL DRAINAGE DIVIDES, AS STATED IN THE STAFF REPORT ADDENDUM DATED SEPTEMBER 28, 2005, BUT WITH THE REVISIONS SHOWN IN BOLD FOR ADDITIONS AND DOUBLE STRIKEOUT FOR DELETIONS, CONTAINED IN PC ATTACHMENT II DATED JANUARY 26, 2006 AND DESIGNATED "COMMISSIONER WILSON REVISION 01/26/06," AND THAT THE BOARD ADOPT OPTION 1 OF SUCH AMENDMENT.

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE AMENDMENTS TO THE PFM FOR STORMWATER OUTFALL REQUIREMENTS AND NATURAL DRAINAGE DIVIDES BECOME EFFECTIVE AT 12:01 A.M., FEBRUARY 7, 2006, OR SUCH DATE AS THE BOARD APPROVES THESE AMENDMENTS, AND THAT THE FOLLOWING PLANS SHALL BE GRANDFATHERED: SUBDIVISION PLANS (EXCLUDING PRELIMINARY PLATS), SITE PLANS, MINOR SITE PLANS, PUBLIC IMPROVEMENT PLANS, AND GRADING PLANS, SUBMITTED PRIOR TO 12:01 A.M., FEBRUARY 7, 2006, OR THE DATE AS APPROVED BY THE BOARD, PROVIDED THAT SUCH PLAN OBTAINS FINAL APPROVAL NO LATER THAN CLOSE OF BUSINESS JUNE 7, 2006.

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT DPWES STAFF TO INVESTIGATE THE NEED FOR, AND THEN PREPARE, A SET OF DEFINITIONS FOR SIGNIFICANT TERMS AND PHRASES USED THROUGHOUT CHAPTER 6, "STORM DRAINAGE," OF THE PFM, THAT CAN BE CIRCULATED TO VARIOUS INTEREST GROUPS FOR INPUT AND COMMENT, PRIOR TO SUBMISSION TO THE BOARD FOR AUTHORIZATION AND ADVERTISEMENT.

Commissioners Alcorn and Lawrence seconded the motion which carried unanimously; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE AMENDMENTS TO THE SUBDIVISION ORDINANCE REGARDING NOTIFICATION REQUIREMENTS FOR SUBDIVISION PLANS, AS STATED IN THE STAFF REPORT DATED NOVEMBER 21, 2005, BUT WITH THE REVISIONS SHOWN IN BOLD FOR ADDITIONS AND DOUBLE STRIKEOUT FOR DELETIONS, CONTAINED IN PC ATTACHMENT III DATED JANUARY 26, 2006 AND DESIGNATED "COMMISSIONER WILSON REVISION 01/26/06."

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT THE AMENDMENTS TO ARTICLE 17, SITE PLAN, OF THE ZONING ORDINANCE FOR NOTIFICATION REQUIREMENTS, AS STATED IN THE STAFF REPORT DATED NOVEMBER 21, 2005, BUT WITH THE REVISIONS SHOWN IN BOLD FOR ADDITIONS AND DOUBLE STRIKEOUT FOR DELETIONS, CONTAINED IN PC ATTACHMENT IV DATED JANUARY 26, 2006 AND DESIGNATED "COMMISSIONER WILSON REVISIONS 01/26/06."

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson FURTHER MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE AMENDMENTS TO THE SUBDIVISION ORDINANCE AND ZONING ORDINANCE ON NOTIFICATION REQUIREMENTS BECOME EFFECTIVE AT 12:01 A.M., FEBRUARY 7, 2006 OR THE DATE APPROVED BY THE BOARD AND THAT THE FOLLOWING PLANS SHALL BE GRANDFATHERED: SITE PLANS, PUBLIC IMPROVEMENT PLANS, PRELIMINARY SUBDIVISION PLATS, FINAL SUBDIVISION PLATS, WHEN A PRELIMINARY SUBDIVISION PLAT AND A CONSTRUCTION PLAN ARE NOT REQUIRED, AND SUBDIVISION CONSTRUCTION PLANS, WHEN A PRELIMINARY SUBDIVISION PLAT IS NOT REQUIRED, PROVIDED THAT SUCH PLAN COMPLIES FULLY WITH THE NOTIFICATION PROVISIONS IN EFFECT AT THE TIME OF THE MAILING, AND THE

POSTMARK DATE ON ALL WHITE RECEIPTS FOR THE CERTIFIED MAILINGS IS PRIOR TO 12:01 A.M., FEBRUARY 7, 2006.

Commissioners Alcorn and Lawrence seconded the motion which carried by a vote of 9-0-1 with Commissioner Byers abstaining; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO DEVELOP AND PRESENT TO THE BOARD FOR AUTHORIZATION AND ADVERTISEMENT AMENDMENTS TO: ARTICLE 8 FOR SPECIAL PERMITS; ARTICLE 9 FOR SPECIAL EXCEPTIONS, CLUSTER SUBDIVISIONS, AND USES IN A COMMERCIAL REVITALIZATION DISTRICT; ARTICLE 16 FOR DEVELOPMENT PLANS; AND ARTICLE 18 FOR REZONING APPLICATIONS; MAKING THE SAME CORRESPONDING CHANGES TO THE NOTIFICATION REQUIREMENTS AS ARE BEING RECOMMENDED FOR SITE AND SUBDIVISION PLANS TONIGHT.

Commissioners Alcorn and Lawrence seconded the motion which carried unanimously; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Wilson MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO INVESTIGATE WAYS THAT THE FILING OF SITE AND SUBDIVISION PLANS MAY BE MORE EXTENSIVELY PUBLICIZED TO THE GENERAL PUBLIC, AND NOT JUST TO RECIPIENTS OF THE LEGAL NOTIFICATIONS, SUCH AS THROUGH THE DEVELOPMENT OF A WEBSITE LISTING ALL SUCH APPLICATIONS FILED, SANDWICH BOARDS PLACED ON THE DEVELOPMENT SITE, OR OTHER MEANS OF COMMUNICATING TO THE PUBLIC THE FACT THAT SUCH PLANS HAVE BEEN FILED AND ARE UNDER REVIEW BY DPWES.

Commissioners Alcorn and Lawrence seconded the motion which carried unanimously; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Alcorn MOVED THAT FOR ANY OF THE ITEMS THUS RECOMMENDED BY THE PLANNING COMMISSION TO THE BOARD, IF ANY OF THOSE ITEMS BE FOUND BY THE BOARD OF SUPERVISORS TO BE OUTSIDE OF THE SCOPE, THAT THOSE ITEMS BE MOVED FOR RE-ADVERTISEMENT UNDER A NEW PUBLIC HEARING PROCESS.

Commissioners Hart, Lawrence, Wilson seconded the motion which carried unanimously; Commissioners Hall and Hopkins absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT STAFF TO ENSURE THAT STORMWATER MANAGEMENT AND WATERSHED MANAGEMENT ARE CLOSELY COORDINATED IN FAIRFAX COUNTY.

Commissioners Alcorn and Wilson seconded the motion which carried unanimously; Commissioners Hall and Hopkins absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. ZONING ORDINANCE AMENDMENT (PHOTOGRAPHIC SUBMISSIONS)
2. 2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND MILESTONE COMMUNICATIONS
3. S04-III-FC2 - OUT-OF-TURN PLAN AMENDMENT

This order was accepted without objection.

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ZONING ORDINANCE AMENDMENT (PHOTOGRAPHIC SUBMISSIONS) - To amend Chapter 112 (the Zoning Ordinance) of the 1976 Code of the County of Fairfax, as follows: Enhance the photographic submission requirements for special permit and special exception applications by, in addition to requiring photographs of existing structures, terrain, and vegetation, requiring photographs of the application property and abutting properties as viewed from all lot lines and street lines of the application property. If the submitted photographs were taken with a digital camera, which is preferred, a disk containing those digital photographs must also be submitted. Copies of the full text are on file and may be reviewed at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. For the convenience of the public, access to the full text will also be available for review at the County's website, www.fairfaxcounty.gov/dpz under the Zoning heading by clicking on Pending Zoning Ordinance Amendments. COUNTYWIDE. PUBLIC HEARING.

Commissioner Hart asked Chairman Murphy to ascertain whether there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner Hart for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Hart MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THE PROPOSED SPECIAL EXCEPTION AND

SPECIAL PERMIT PHOTOGRAPHIC SUBMISSION REQUIREMENTS BE ADOPTED AS ADVERTISED AND I FURTHER MOVE THAT WE RECOMMEND THAT THE AMENDMENT ONLY BE EFFECTIVE FOR THOSE SPECIAL PERMIT AND SPECIAL EXCEPTION APPLICATIONS THAT WERE SUBMITTED ON OR AFTER THE EFFECTIVE DATE OF THE AMENDMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Hall and Hopkins absent from the meeting.

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2232-B05-23 - NEW CINGULAR WIRELESS, OMNIPOINT COMMUNICATIONS, AND MILESTONE COMMUNICATIONS - Appl. to construct a 110' replacement light pole/monopole with 6 flush-mounted antennas and related equipment at Annandale High School, 4700 Medford Drive, Annandale. Tax Map 71-1 ((1)) 68. Area I. Copies of the application and a more specific description of the facility may be obtained from the Department of Planning and Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax. BRADDOCK DISTRICT. PUBLIC HEARING.

Leanna Hush, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Harsel said that she had walked the site with members of the School Board, citizens, staff, the applicants' representative, and engineers to determine the best location for the replacement monopole.

Commissioner Alcorn disclosed that he had previously leased office space from one of the listed applicants but it would not affect his ability to participate in this case.

James Michal, Esquire, Jackson & Campbell, PC, said that after listening to the concerns raised at a community meeting, the applicants' proposed the new location between the baseball and the practice football fields. He said that the area was well buffered by pine trees and the replacement pole would disappear among the clutter of the other 17 poles on the school property. Mr. Michal said that the pole had the capacity of handling one other carrier in addition to the two listed applicants.

In response to a question from Commissioner Lawrence, Mr. Michal said he did not believe that antennas would be damaged by stray balls.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Bill Stearns, PO Box 1283, Annandale, President of the Annandale High School Athletic Boosters, Inc., said that the Booster Club supported the monopole but not the proposed location. He suggested alternative locations such as near the center of the athletic fields by a flag pole or at the entrance to the right field. Mr. Stearns said construction equipment would have to cross track and football fields to get to the proposed location. He added that in addition to being close to the dugout and neighboring homes, the monopole would be 20 feet from a pedestrian walkway where the Booster Club had planned to provide a walk of fame to celebrate Annandale High School.

In response to questions from Chairman Murphy and Commissioner Harsel, Mr. Stearns said that he had not been informed about the previous meetings held regarding this application; however, the Athletic Boosters Club had worked with various members of the Public School system over the years regarding the plan.

Darryl Kehrer, 7408 Elgar Street, Springfield, said that he was a member of the Athletic Boosters and active with the Little League and would have attended the previous meetings if he had been aware of them. He said that the vision of the Adams Park facility proposed by the Booster Club had been coordinated with the School and that it was unfortunate that the monopole location was proposed in the exact spot as the walk of fame. Mr. Kehrer said that the Booster Club had installed landscaping and trees in that location at the Club's expense.

In response to a question from Commissioner de la Fe, Ms. Hush said that the location the Booster Club suggested would be more difficult to access than the location proposed.

Mr. Michal said that the location of the proposed monopole would resolve the access issue because it would be the shortest distance to traverse and the amount of ground disturbance would be minimized. He said that in working with the Booster Club, both the telecommunications facility and the walk of fame could be developed as proposed.

There were no additional speakers; the Commission had no further comments or questions and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Harsel MOVED THAT IN THE CASE OF 2232-B05-23, THE PLANNING COMMISSION DEFER DECISION UNTIL WEDNESDAY, FEBRUARY 1, 2006 WITH THE RECORD TO REMAIN OPEN FOR COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Hopkins absent from the meeting.

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The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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S04-III-FC2 – OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22. The Plan Amendment concerns approximately 25 acres generally located north of Rt. 29 between Ridge Top and Waples Mill Roads (Tax Map 56-2 ((1)) 37, 37A, 39, 72A, 40 (pt.)) in the Fairfax Center Area. The area is planned for office mixed-use at 0.4 FAR at the overlay level. The Amendment will consider mixed-use development including high density residential, office, and retail use up to 1.4 FAR. Recommendations relating to the transportation network may also be modified. Copies of the proposed Amendment and staff report may be obtained from the Department of Planning & Zoning, 7th floor, Herrity Building, 12055 Government Center Parkway, Fairfax, VA, two weeks prior to the public hearing. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Meghan Van Dam, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Vice Chairman Byers called the first listed speaker.

Jeffrey Jones, 11334 Lee Highway, Fairfax, representing Shurgard Self Storage Centers, Inc., said that the self storage facility he operated was on parcel 37A which was affected by the application, and that he supported the Plan Amendment. He requested that staff state for the record that he would continue to have access to Route 29 and that the amendment would not affect his ability to redevelop the property in keeping with the present 1.0 Floor Area Ratio (FAR). Chairman Murphy commented that it was his understanding that was correct.

Gregory Riegle, Esquire, with McGuire Woods LLP, 1750 Tysons Boulevard, McLean, said that he represented the contract purchaser of a portion of the land under consideration in the application and also supported the nomination. He said that the existing zoning was a grandfathered, unproffered I-5 which allowed a 1.0 FAR and did not reflect the vision for the area as recommended by Springfield District leadership. He said the amendment would provide for mixed use development with enhanced amenities.

Commissioner Murphy said the area would be enhanced with the proposed transportation oriented, pedestrian friendly, 1.2 FAR mixed use development. He requested that during the deferral period Transportation Demand Management be incorporated and language be included in the application stating that the extension of Government Center Parkway would occur during the first phase of development. He commended Mr. Riegle and staff on the insertion of the affordable dwelling unit paragraph incorporating work force housing.

There were no additional speakers; the Commission had no further comments or questions and staff had no closing remarks; therefore, Vice Chairman Byers called upon Commissioner Murphy for action on this application.

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON OUT-OF-TURN PLAN AMENDMENT S04-III-FC2 TO A DATE CERTAIN OF FEBRUARY 22, 2006 WITH THE RECORD REMAINING OPEN FOR COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn and Harsel not present for the vote; Commissioners Hall and Hopkins absent from the meeting.

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Chairman Murphy resumed the Chair.

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The meeting was adjourned at 10:25 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission